

The City Council of the City of Seabrook met in regular session on Tuesday, June 19, 2018 at 6:30 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

THOM KOLUPSKI	MAYOR
ED KLEIN	COUNCIL PLACE NO. 1
LAURA DAVIS	COUNCIL PLACE NO. 2
JEFF LARSON	COUNCIL PLACE NO. 3
NATALIE PICHA	COUNCIL PLACE NO. 4
BUDDY HAMMANN	COUNCIL PLACE NO. 5
JOE MACHOL	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
STEVE WEATHERED	CITY ATTORNEY
ROBIN HICKS	CITY SECRETARY

Mayor Kolupski called the meeting to order at 6:30 p.m. and led the audience in the United States and Texas Pledge of Allegiance.

1. PRESENTATIONS

1.1 Presentation of the post event report for the 2018 Bay Area Access Race Series. (Todaro)

Ms. Andrea Todaro, a volunteer with Lakewood Yacht Club, announced that Bay Area Access and Lakewood Yacht Club team up to promote sailing in the area, train youths and adults to sail, train volunteers to properly run races using the international rules for sailing, and encourage international events to come to the Bay Area venue. Events held this year were Harvest Moon Regatta, Bay Cup Regatta, J105 Invitational, Bay Cup II Regatta, and the Harvest Moon Safety Roundtable, in addition to a U.S. Sailing Junior Olympic event. It's difficult to delineate the number of heads in beds for these events because using a room block is not as successful for sailing events as for other types of events. Sailboat racers are notoriously thrifty with funds and won't register until they know if the weather is going to be good, and competitors don't know if they will be eligible to race until almost time for the next race. For the Harvest Moon Regatta, 2,047 crew participated (this count does not include skippers and family members). 537 crew members live more than 75 miles from Seabrook and 25 were international visitors. For the U.S. Sailing Junior Olympic event there were 146 boats participating with 70 of those from clubs outside the Houston Area (Dallas, Austin, and Corpus Christi).

2. **PUBLIC COMMENTS AND ANNOUNCEMENTS - NONE**

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to city business or city-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

2.1 Mayor, City Council and/or members of the city staff may make announcements about city/community events. (Council)

Councilmember Davis announced several upcoming events including the Texas Outlaw Challenge; the 4th of July Kids' Parade; Bike Around the Bay Special Event; and the Toughest 10K Special Event.

3. **SPECIFIC PUBLIC HEARINGS**

3.1 Hold a public hearing on a request for approval of the Malibu Sunshine Preliminary Planned Unit Development (PUD). (Landis)

Applicant: Justin Ring, 2500 Tanglewilde Street, Suite 240, Houston TX 77063

Owner: AC Homes, 6200 Savoy Drive, Suite 1202, Houston, TX 77036

Legal Description: Tracts 22A, 24, 24A, 24A-1, 24A-2, 55, 55A, 56A, & 56A-2, in the Ritson Morris League, Abstract 52 in Harris County, Texas

Location: immediately west of Todville and north of Mystic Village

Councilmember Hammann recused himself from discussion and voting.

Mayor Kolupski opened the public hearing.

Sean Landis, Deputy City Manager, stated that this is a 16.479 acre site located immediately west of Todville and north of Mystic Village. The design is for a 75 lot single family residential development. Because the property is within the 100 year flood plain, the home will be elevated construction on piles, allowing for parking and storage underneath. The Planning & Zoning Commission recommended approval by a 6 to 1 vote.

Justin Ring, applicant and principal engineer with Odyssey Engineering Group, explained that the Malibu Sunshine Planned Unit Development (PUD) accommodates detached single family residences in an attractive neighborhood that is economically feasible for a wide variety of residents. There are 1.65 acres of existing wetlands that will require mitigation and a USACE nationwide permit. Currently there are no existing roads or utilities within the boundaries. The property is bordered by single family subdivision and Todville Rd. The proposal is for 75 lots ranging from 3,780 sq ft to 9,915 sq ft lot sizes. The entire development will be enhanced with boardwalks and natural walking trails for residents. The plan is for a sanitary connection at

Todville and water connection at Mystic Village at Lake Mija and Todville to points of connection for looping with detention on site. The developer has met with Harris County Flood Control about plans for low impact development, using vegetated swells for detention, which use natural plants to filter water. This natural detention also introduces green space throughout the community. The design requires a variance in the minimum lot square footage and minimum lot at the building line; therefore, the application is for a PUD. All other requirements for R-1 are being met. The average house price is in the \$225,000 range. The shown renderings are subject to finalization. The homes will be high quality, but still affordable. The developer wants to build an economically viable development that matches with the community.

One speaker, Jerry Moore, asked if any of the drainage will be going into Lake Mija. Mr. Ring answered, "No".

Mayor Kolupski closed the public hearing.

3.2 Consider and take all appropriate action on a request for approval of the Malibu Sunshine Preliminary Planned Unit Development (PUD). (Landis)

Mayor Kolupski asked if a traffic study has been completed for this development, and Mr. Ring stated, "No". The Mayor asked if a market study has been completed. Mr. Ring answered that the developer believes there is a market for this type of development; however, no formal market study has been completed. The developer is relying on experience in other areas that are similar to Seabrook, where the developer has had success, such as Sugar Land. The developer believes Seabrook has a similar attraction, and the target price point can be supported by this community. Market studies can say whatever a person wants them to say. Mayor Kolupski explained that an unfinished development would need to be avoided. Mr. Ring stated that some of the lots are pre-sold, with the condition that that PUD must be approved and built. The benefits that Seabrook provides have contributed to pre-sales.

Council members expressed several concerns:

1. What will happen with the trees on the Southeast Corner when the detention is put into place? *The trees will need to be removed to allow for a retention that is dry and shallow. The low impact development criteria maxes the depth at 4 ft., but usually closer to 3 ft. The design is dry and vegetative on bottom with landscaping of specific style plants.*

2. How many lots would be built if the variances were not allowed? *Somewhere in the low 40's.*

3. What is the range of the square footage of the homes themselves? *Design is not finalized on home square footage. 1500 sq. ft is the lowest, and then with 2 stories up to around 2800 sq. ft.*

118 4. On exhibit D, there is a note regarding density in R-3 (multi-family), is that a typo? *No,*
119 *that was probably left in from a previous application. In the final version, it will be changed.*

120 5. Will there be two story structures on top of pilings? Yes.

121 6. Aesthetically, it doesn't look good to have one house in the adjacent subdivision for
122 every 3 to 4 houses in the PUD. What's the reason for going from 42 homes to 75 homes? *A big*
123 *driver is economics. Some of the constraints on the tract are the wetlands. The lot density design*
124 *would be closer to the other R-1's, except for the 16.5 acre tract of wetlands that can't be touched*
125 *without significant impacts to the overall development.*

126 7. What's the total maximum height of the proposed two story structures on pilings? *It*
127 *won't exceed what the current ordinance allows, which is a standard of 40 feet.*

128 8. Is there any additional buffering required between houses? *The new houses are now*
129 *looking down into the house behind them. No additional buffering required. R-1 zoning requires*
130 *15 ft setback in the rear, and can build right up to the setback line. This PUD is not incorporating*
131 *any additional setback requirements or buffers.*

132 10. Can we request additional buffering because it is a PUD? *Yes. For a PUD, it's a*
133 *negotiation between the developer and the Council.*

134 Mayor Kolupski reopened the public hearing at 7:07pm.

135 Marion Kidd stated that she owns a home that joins this property, and asked if the wetlands
136 going to be designed to hold water all the time and if the woods there are going to be cut out. Mr.
137 King responded that the wetland areas that are not allowed to be built in; therefore, the trees will
138 be removed and it will be a dry detention, and vegetated with some grasses and more natural plants.
139 It is not be designed to be a marshy area.

140 Debra Harper stated that a few years ago there was another gentleman that did a similar,
141 smaller parceled, development on Todville and he was denied.

142 Michael Lewis asked if there will be an increase or decrease to the water pressure downline,
143 what will be the traffic impact, what will the units be priced, and what type of structure will the
144 units be. Mr. King explained that a detailed traffic impact analysis has not been done. The
145 anticipated average price point of these homes is \$225,000 at 1500 to 2800 sq. ft. The development
146 will tie into the water line at Todville road and provide a loop. Kevin Padgett, Director of Public
147 Works, explained that the plans are to tie in at Todville and Mystic Village for a loop, which will
148 allow the same water pressure, no decrease. These will be single family structures, no duplexes
149 or fourplexes.

150 The Mayor closed the public hearing.

151
152 **THIS SPACE INTENTIONALLY LEFT BLANK**
153

Sean Landis, Deputy City Manager, stated that this is a preliminary PUD, so Council is approving a concept. There will be another approval for final design taken before PZ and before City Council. There will be another public hearing notice and public hearing before the final PUD document is approved. Usually, all the detail is incorporated into the final document. The process is set up to accommodate a preliminary concept and a final design.

Motion was made by Councilmember Picha and seconded by Councilmember Machol

To send the Malibu Sunshine preliminary PUD back to PZ for additional review, including a traffic study, density considerations, and a buffer added to homes that back up to the development

MOTION CARRIED BY UNANIMOUS CONSENT

4. BID AWARDS

4.1 Consider and take all appropriate action on a Bid Award for Project 2018-308-1, 2018 Water Line Improvements to low bidder, and authorize the Execution of a contract between the City of Seabrook and G&A Boring Directional, in an amount not to exceed \$37,950.50. (Padgett)

Councilmember Hammann returned to the dias.

Kevin Padgett, Director of Public Works, stated that bids for the 2018 Water Line Improvement Project were received on 5/24/18. Low bid submitted by G&A Boring Directional. Staff recommends awarding the bid to G&A Boring Directional in an the amount of \$37,950.50.

Motion was made by Councilmember Picha and seconded by Councilmember Klein

To approve a Bid Award for Project 2018-308-1, 2018 Water Line Improvements to low bidder, and authorize the Execution of a contract between the City of Seabrook and G&A Boring Directional, in an amount not to exceed \$37,950.50.

MOTION CARRIED BY UNANIMOUS CONSENT

5. *CONSENT AGENDA*

5.1 Approve an excused absence for Joe Machol for the May 15, 2018 special and regular City Council meetings. (Hicks)

5.2 Approve an excused absence for Jeff Larson for the June 5, 2018 regular City Council meeting. (Hicks)

5.3 Approve minutes of the June 5, 2018 regular City Council meeting. (Hicks)

192 **5.4** Approve the minutes of the May 15, 2018 special City Council meeting. (Hicks)

194 Motion was made by Councilmember Davis and seconded by Councilmember Machol

196 To approve the Consent Agenda, as presented.

198 MOTION CARRIED BY UNANIMOUS CONSENT

200 **6. NEW BUSINESS**

201 **6.1** Consider and take all appropriate action on first and final reading of proposed Ordinance
202 2018-15, "Amending the Budget for the Fiscal Year Beginning October 1, 2017 and ending
203 September 30, 2018 for the Seabrook Public Safety Vehicle and Equipment Replacement Fund
204 (PS VERF)

205 AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE PUBLIC
206 SAFETY VEHICLE AND EQUIPMENT REPLACEMENT FUND BUDGET FOR THE
207 FISCAL YEAR BEGINNING ON OCTOBER 1, 2017 AND ENDING ON SEPTEMBER 30,
208 2018, FOR THE CITY OF SEABROOK, IN THE AMOUNT OF \$137,875 TO PROVIDE
209 RESOURCES TO FUND A VEHICLE AND EQUIPMENT; AND FINDING AVAILABLE
210 UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR
211 TRANSFER

212 Michael Gibbs, Director of Finance, stated that Council established the Public Safety
213 Vehicle and Equipment Replacement Fund (PS VERF), and that fund was budgeted last year to
214 purchase a set number of vehicles; however, all of those vehicles were not purchased before the
215 end of last fiscal year. The budget for this year is being amended to include those remaining funds
216 so that the remaining vehicles can be purchased.

217 Motion was made by Councilmember Davis and seconded by Councilmember Machol

218 To approve on first and final reading proposed Ordinance 2018-15, "Amending the Budget for the
219 Fiscal Year Beginning October 1, 2017 and ending September 30, 2018 for the Seabrook Public
220 Safety Vehicle and Equipment Replacement Fund (PS VERF).

221 MOTION CARRIED BY UNANIMOUS CONSENT

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226 6.2 Consider and take all appropriate action on first reading of proposed Ordinance 2018-16,
227 "Amending the City of Seabrook City Code of Ordinances to Update 'Appendix B' 'Master Fee
228 Schedule'". (Landis)

229 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, TO UPDATE
230 "APPENDIX B", ENTITLED "MASTER FEE SCHEDULE" BY UPDATING AND
231 AMENDING PLANNING & ZONING / COMMUNITY DEVELOPMENT / BUILDING
232 DEPARTMENT RESIDENTIAL / COMMERCIAL CONSTRUCTION FEES, OTHER
233 ADMINISTRATIVE FEES, OTHER PERMIT FEES, FIRE ALARM, FIRE SPRINKLER FEES;
234 UPDATING AND AMENDING PARKS AND RECREATION FACILITY FEES,
235 CAROTHERS COASTAL GARDENS RENTAL FEES; UPDATING AND AMENDING
236 SANITATION / GARBAGE COLLECTION FEES TO ADD AN OVERAGE FEE; AND
237 UPDATING AND AMENDING MUNICIPAL COURT FEES TO ADD FEES FOR COPIES OF
238 PUBLIC INFORMATION; MAKING FINDINGS OF FACT; REPEALING AND REPLACING
239 ALL REFERENCES TO SUCH FEES AND CHARGES IN ALL ORDINANCES OR
240 RESOLUTION IN CONFLICT WITH THIS ORDINANCE; PROVIDING FOR
241 SEVERABILITY; AND PROVIDING FOR NOTICE AND EFFECTIVE DATE

242 Robin Hicks, City Secretary, explained that several months ago Judge Webbon asked if the
243 Municipal Court could charge a fee for providing copies of public court and case related
244 information. The Texas Public Information Act (PIA) specifically excludes records of the
245 judiciary from the requirements of the PIA; however, Section 552.266 of the PIA allows the
246 Municipal Court Clerk to charge for copies of public information if the fees are set out in municipal
247 ordinance. In the ordinance before Council the fees for court public information are exactly the
248 same as the fees set out by rule for copies of public information released under the PIA.

249 LeaAnn Dearman, Director of Communications, stated that Amanda Alvarado, Events and
250 Communications Specialist, was hired in January, to, among many other things, manage the
251 reservations for Carothers Coastal Gardens. Ms. Alvarado started running into problems with the
252 half day rate which calculates out to \$57/hr for the max of 7 hours. The full day rate ends up being
253 \$80/hr. People started figuring out that they can rent two half days for less than renting one full
254 day. This ordinance adjusts the half day fees and changes the full day rental to include custodial
255 fees.

256 Sean Landis, Director of Community Development/Building Dept., explained that Council
257 approved the new sign ordinance recently to include additional types of signs for permitting. The
258 fees that were created in the new sign ordinance are now being adopted with this master fee
259 schedule update, which include permit fees for temporary signs (pennant flags for so many days
260 in a row for a certain time period) and permit fees for grand opening and special event signs. The
261 master fee schedule update also sets out that there is now a process for permitting garage sale signs,
262 but no permit fee is charged. Finally, the Building Department receives a lot of requests for
263 reproduction of approved permit plans and full set drawings, so the master fee schedule update
264 would allow a fee for those copies to recoup staff's time. To further explain on the permitting of
265 garage sale signs, staff is trying to create an opportunity to communicate about where garage sale
266 signs are allowed and where they cannot be placed, such as in the right of way and on street poles.

267 The City is not trying to overregulate garage sale signs. Permits for garage sale signs is an
268 informational/educational mechanism.

269 Mr. Landis further explained that an overage fee for commercial trash pickup is added to
270 the updated master fee schedule as an incentive for commercial customers to purchase additional
271 or the right number of dumpsters rather than pay the \$125 overage fee for excessive accumulation
272 of garbage, which then blows all over the City. Right now, the City does not have a mechanism
273 for charging commercial businesses for overages. The proposed ordinance would give staff the
274 ability to charge the violators. Waste Management will send pictures to the City of the dumpsters
275 that have an excessive accumulation, and the City will charge based on those pictures. The City
276 will reach out to commercial solid waste account holders, if any of those customers have repeated
277 overage charges, to discuss adding a dumpster.

278 Motion was made by Mayor Pro Tem Picha and seconded by Councilmember Klein

279 To approve on first reading proposed Ordinance 2018-16, "Amending the City of Seabrook City
280 Code of Ordinances to Update 'Appendix B' 'Master Fee Schedule'".

281 MOTION CARRIED BY UNANIMOUS CONSENT

282 **6.3** Consider and take all appropriate action on first reading of proposed Ordinance 2018-17,
283 "Revise Section 90-80 (No Parking), Pertaining to Lakeside Drive". (Craig)

284 AN ORDINANCE AMENDING CHAPTER 90 OF THE CODE OF ORDINANCES OF THE
285 CITY OF SEABROOK, TEXAS, ENTITLED "TRAFFIC AND VEHICLES", ARTICLE III,
286 "STOPPING, STANDING, AND PARKING", DIVISION 1, "GENERALLY", SECTION 90-80,
287 "SCHEDULE I - NO PARKING ZONES"; PROVIDING ADDITIONAL REVISIONS FOR
288 LAKESIDE DRIVE; PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT MORE
289 THAN TWO HUNDRED DOLLARS (\$200.00) FOR VIOLATION OF ANY PROVISIONS
290 HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS
291 OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR
292 SEVERABILITY; AND PROVIDING FOR NOTICE

293 Brian Craig, Assistant Director of Public Works / City Engineer, explained that the current
294 striping on Lakeside is 42 foot wide, giving the appearance of 2 lanes and there are no parking
295 signs for 6p-6a. The street will be re-striped to create 14 foot lanes north, south, and center. There
296 will then be a need for no parking at any time.

297 Motion was made by Councilmember Hammann and seconded by Councilmember Machol

298 To approve on first reading proposed Ordinance 2018-17, "Revise Section 90-80 (No Parking),
299 Pertaining to Lakeside Drive".

300 MOTION CARRIED BY UNANIMOUS CONSENT

6.4 Consider and take all appropriate action on proposed Resolution 2018-22, "Amendment to the Residential Traffic Management Policy". (Landis)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, AMENDING/UPDATING RESOLUTION 2015-20, TITLED, "RESIDENTIAL TRAFFIC MANAGEMENT POLICY"

Sean Landis, Deputy City Manager, explained that the residential traffic management plan was created in 2015 because staff was hearing a lot of concerns from citizens regarding speeding and traffic throughout the community, and the City did not have anything to address adding speed bumps and stops signs, etc. It's a living document. Staff now wants to create protocol for how communities can participate with the City for installation of speed regulating signs. The signs cost \$4,000, so this is a budgetary issue. Because the signs have been a deterrent in a subdivision, so the City would like to have a cost sharing, 50/50 participation, with any subdivisions wishing to install the sign. This amendment also requires a fee back to the City of \$1500/yr to license the signs and get the information. The City is providing the sign and the applicant is paying for half of it. Chief Wright is in favor of this amendment. Application would be a three step process: 1. Application; 2. Approval of property owners; 3. City agrees with the location.

Mayor Kolupski stated that he and staff have met with a number of subdivisions regarding this program and it has been well received. There is a cost to the City, and there is a subdivision that is interested in multiple signs, so this will be addressed in the next City budget (maintenance, monitoring, calibration). Gayle Cook, City Manager, stated that staff has been talking about this program for the last couple of years and \$10,000 has been set aside in the Public Safety Fund from the previous fiscal year for purchase of signs. Maintenance costs will come from the General Fund. Mr. Landis stated that if there is not a budget, then an application could be denied, rather than limiting the number of signs available. There would also not be a maximum number of signs throughout the City. It would be a first come budget basis, and a technical study to decide where signs can go. City staff will do some outreach to HOA's. The current traffic management plan is on the City's website, and it will be updated if this resolution is approved.

Motion was made by Councilmember Klein and seconded by Councilmember Machol

To approve proposed Resolution 2018-22, "Amendment to the Residential Traffic Management Policy".

MOTION CARRIED BY UNANIMOUS CONSENT

6.5 Consider and take all appropriate action on the acceptance and designation of the Governor's Community Achievement Award (GCAA), in the amount of \$160,000. (Cook)

Gayle Cook, City Manager, stated that Council recently recognized Open Space and Trails Committee member Helen Burton and Sally Antrobus for their Keep Texas Beautiful grant application. Staff met with TXDOT to discuss the use of the money, and after looking through all projects in the queue and the expense of those projects would not allow the \$160,000 to be applicable

338 to design and engineering. This grant award should go toward the Advanced Funding Agreement
339 for Aesthetics.

340 Motion was made by Councilmember Machol and seconded by Councilmember Klein

341 To approve the acceptance of the Governor's Community Achievement Award (GCAA), in the
342 amount of \$160,000, and designation of the award toward the State Highway 146 project
343 Advanced Funding Agreement for Aesthetics.

344 MOTION CARRIED BY UNANIMOUS CONSENT

345 **6.6** Consider and take all appropriate action on the selection/appointment/confirmation of
346 Council Members as members of / representatives / liaisons to various boards and organizations
347 as outlined in the attached table.

348 **Bay Area Houston Convention and Visitors Bureau** – Mayor Kolupski is the primary
349 liaison and LeaAnn Dearman, Director of Communications, is the staff liaison. The alternate
350 position is to be filled by a hotelier in the community, so there is no vacancy.

351 **Bay Area Houston Economic Partnership** – Motion was made by Mayor Pro Tem Picha
352 and seconded by Councilmember Klein to nominate Joe Machol. MOTION CARRIED BY
353 UNANIMOUS CONSENT

354 **Bay Area Houston Transportation Partnership** – Mayor Pro Tem Picha is on the Board
355 of Directors now, and it look Seabrook a long time to get a position on the board. Now an alternate
356 position is available. Everyone is welcome to attend the general meetings. Mayor Pro Tem Picha
357 explained that although she is on the Board, she frequently has conflicts with other meetings;
358 therefore, she would be happy to move into the alternate position and have Council appoint a
359 primary liaison. Councilmember Klein volunteered. Motion was made by Councilmember
360 Machol and seconded by Councilmember Davis to nominate Ed Klein to the primary liaison
361 position. MOTION CARRIED BY UNANIMOUS CONSENT

362 **Clear Lake Area Chamber of Commerce** – Mayor Kolupski has been attending meetings
363 at the request of current area mayors. There is a vacancy as an alternate. Motion was made by
364 Councilmember Machol and seconded by Councilmember Hamman to nominate Mayor Pro Tem
365 Picha. MOTION CARRIED BY UNANIMOUS CONSENT

366 **CLEMC** – The City has three liaison positions due to Seabrook's population.
367 Councilmember Davis has been a liaison for a long time, and Ms. Cook is currently the staff
368 liaison, and that position needs to be formally appointed, as well as the 3rd position left by Gary
369 Johnson. Motion was made by Councilmember Machol and seconded by Councilmember
370 Hamman to permanently appoint the City Manager, Gayle Cook, as the staff liaison. MOTION
371 CARRIED BY UNANIMOUS CONSENT. Motion was made by Councilmember Machol and
372 seconded by Councilmember Hamman to nominate Mayor Thom Kolupski to the 3rd liaison
373 position. MOTION CARRIED BY UNANIMOUS CONSENT

374 **Economic Alliance Port Region** – Mayor Kolupski explained that this is a very very
375 important organization. Councilmember Picha has sat on this board for quite a while. Since its
376 Port business and Port economy, Council needs to keep up with this organization.
377 Councilmembers are encouraged to go to these meetings. This is all the businesses along the Port
378 and beyond. Politically it is attended by many of Seabrook's State reps and local leaders. It's a
379 huge organization. The former Mayor, Glenn Royal, is on the board and is the current chair of the
380 organization. It would be fantastic to have an alternate. There is more than enough room for
381 someone to get involved. Councilmember Hammann volunteered. Motion was made by Mayor
382 Pro Tem Picha and seconded by Councilmember Larson to nominate Buddy Hammann. MOTION
383 CARRIED BY UNANIMOUS CONSENT

384 **Galveston Bay Foundation** – Councilmember Machol volunteered for this liaison
385 position. Motion was made by Councilmember Davis and seconded by Councilmember Larson to
386 nominate Joe Machol as primary liaison. MOTION CARRIED BY UNANIMOUS CONSENT.
387 Motion was made by Councilmember Machol and seconded by Councilmember Hammann to
388 nominate Ed Klein as alternate liaison. MOTION CARRIED BY UNANIMOUS CONSENT

389 **Harris Galveston Area Council (HGAC)** – Mayor Pro Tem Picha currently serves on the
390 HGAC Board of Directors. This group can help Seabrook and has helped Seabrook in getting
391 grants and looking at potential public savings funds. An alternate liaison position is open. Mayor
392 Kolupski encouraged members to go to the HGAC meetings and keep in the public eye. Mayor
393 Pro Tem Picha explained that funding for transportation projects flows through this organization,
394 and that there are lots of opportunities for an alternate liaison to get involved in the organization.
395 Mayor Kolupski explained that one of the reasons the 4 year terms for Council was placed on the
396 last Charter revision election was because the City could not get people on the HGAC boards as
397 directors. HGAC was looking for the longevity. The Council now has new members that will be
398 here for a longer term. It's important to get involved on these boards and committees. Mayor Pro
399 Tem Picha explained that the Mayor is exactly right. The HGAC Board of Directors is how
400 Seabrook has been able to cultivate relationships with key stakeholders for the 146 project. To
401 have that voice is a big deal. Councilmember Machol volunteers to be the alternate liaison. Motion
402 was made by Mayor Pro Tem Picha and seconded by Councilmember Klein to nominate Joe
403 Machol as the alternate. MOTION CARRIED BY UNANIMOUS CONSENT

404 **Public Safety Task Force** – There is no vacancy on this task force. Councilmember Davis
405 is currently serving as the Council liaison.

406 **Seabrook Economic Development Corporation (SEDC)** – There is one Council position
407 open on this board. The Mayor is always on that board by the SEDC bylaws. Councilmember
408 Larson volunteered. Motion was made by Councilmember Hammann and seconded by Mayor Pro
409 Tem Picha to nominate Jeff Larson. MOTION CARRIED BY UNANIMOUS CONSENT

410 **Veterans Memorial Task Force** – Motion was made by Mayor Pro Tem Picha and
411 seconded by Councilmember Klein to nominate Joe Machol as primary and Laura Davis as
412 alternate. MOTION CARRIED BY UNANIMOUS CONSENT

Mayor Kolupksi explained that the **Harris County Mayors' and Councils' Association (HCMCA) is mostly for networking, and is social.** The HCMCA meetings are a great opportunity to meet all Mayors and Council members in Harris County. There is no liaison position to fill for this organization. The next meeting is the third Thursday in August, (August 16) at TranStar and Judge Ed Emmet will be speaking.

7. ROUTINE BUSINESS

7.1 Review the Clear Lake Emergency Medical Corps (CLEMC) monthly report for May 2018. (Hunter)

No action was taken on this item.

7.2 Review the Seabrook Volunteer Fire Department (SVFD) monthly report for May 2018. (Gutaker)

No action was taken on this item.

7.3 Review the Seabrook Police Department monthly report for May 2018. (Wright)

No action was taken on this item.

7.4 Review the Seabrook Building Department monthly report for May 2018. (Landis)

No action was taken on this item.

7.5 Approve the Action Items Checklist which is attached and made a part of this Agenda. (Council)

TXDOT – Gayle Cook, City Manager, explained that City staff have not been contacted by TXDOT since the last City Council meeting. Staff has a meeting with TXDOT tomorrow (June 20) to go over the Advanced Funding Agreement for Aesthetics, now that the construction contract has been awarded by TXDOT. The City has not been contacted by the third party management team. The Commission did approve the low bid that was opened in May. They are now waiting on the bond and insurance before the contract is signed. Seabrook should start to see the utility relocations work in September/October. Construction on Phase I of the bridge should begin in December – January. Once the bridge construction is started, the ramp will be closed so that motorists will no longer be able to go South on Todville.

PROJECTS – Kevin Padgett, Director of Public Works, stated that some work was shut down due to rain this week, particularly the Todville project, which currently is at Milby and Todville. This project is still under 50% completed, but it's moving along. The Wastewater Treatment Plant clarifier rehab is going strong. The wet well portion of the project is wrapping up. The gases ate up close to 6 inches of the concrete well, which had to be reformed of concrete with an epoxy layer added. All the wet well pumps have been replaced and sprayed. The next street project is the Brookwood/Lakepoint Forest paving project, which will start on June 25 and be completed around the end of August. This project entails removal and replacement of all pavement and some drainage at the back. The Lakepoint Forest portion will begin on July 2. There are two failed panels in the street which will be pulled out and replaced sub grade. This portion should be completed by the beginning of August.

GRANT ADMINISTRATION – Ms. Cook stated that staff received an email update on the grant for the Wastewater Treatment Plant, and it is officially on the FEMA list. FEMA has requested more information. Cobb Fendley has reviewed the information request and stated that it will not be too taxing to get the information together, and the cost is feasible, so the City is proceeding. Ms. Cook will keep Council informed with each phase. The City has not heard anything on other FEMA grants and has received no money.

Motion was made by Mayor Pro Tem Picha, and seconded by Councilmember Machol

To approve the Action Items Checklist

MOTION CARRIED BY UNANIMOUS CONSENT


7.6 Establish future meeting dates and agenda items. (Council)

The next City Council meeting will be on July 10, rather than on July 3, at 6:00pm.

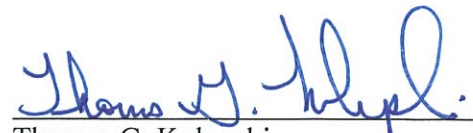
Councilmember Machol asked that an agenda item be placed on the next agenda for flagpoles at the Bay Area Veterans' Memorial.

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:44 p.m.

Approved this 10th day of July, 2018.


Robin Hicks, TRMC
City Secretary




Thomas G. Kolupski
Mayor